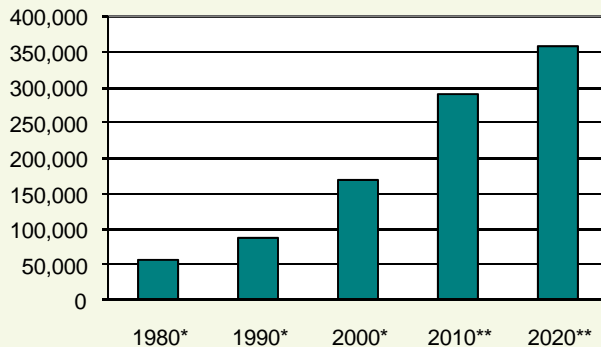


Loudoun County, Virginia—Annual Demographic and Economic Trends

Population

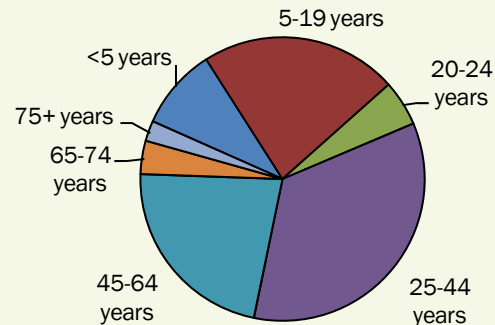
The 2010 estimated population for Loudoun, one of the fastest-growing counties in the nation since the late 1990s, is 289,737.



Sources: *U.S. Census Bureau, **Loudoun Department of Management & Financial Svcs, Apr. 2010

Age Characteristics

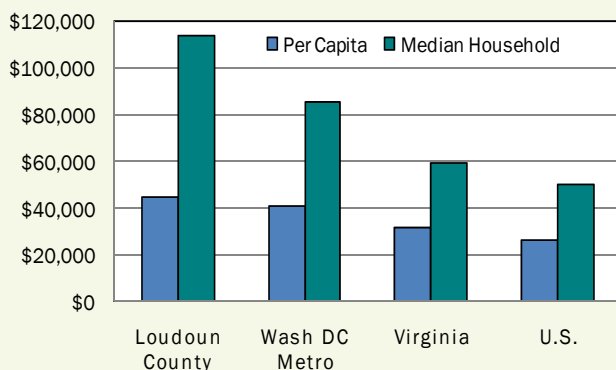
With 57% of the population between the ages of 25 and 64, Loudoun has a young and abundant workforce.



Source: U.S. Census Bureau, 2008 Time Series Estimates

Income Comparison

The 2009 median household income in Loudoun, \$114,204, is more than double the national median of \$50,221.



Source: U.S. Census Bureau, American Community Survey, 2009

Major Employers

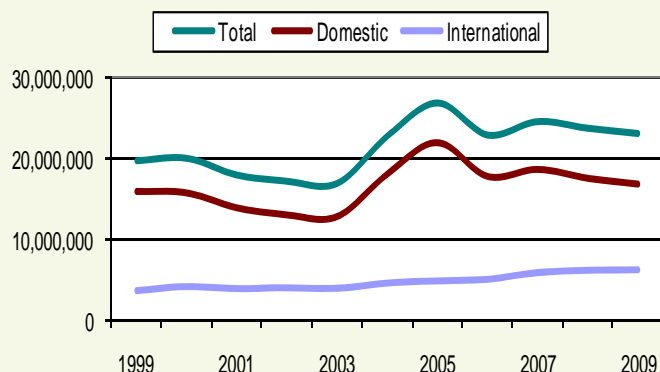
The following is a select list of Loudoun's employers. A complete list of major employers is available online at <http://biz.loudoun.gov>.

Company	Employment Range
Aol.	1,000–4,999
Inova Loudoun Hospital	1,000–4,999
M. C. Dean, Inc.	1,000–4,999
Orbital Sciences Corporation	1,000–4,999
United Airlines, Inc.	1,000–4,999
Verizon Business	1,000–4,999
Department of Homeland Security	500–999
VeriSign	500–999
HHMI Janelia Farm Research Campus	250–499
Rockwell Collins Simulation	250–499
Telos Corporation	250–499

Source: Virginia Employment Commission, 2nd Quarter 2009

Washington Dulles Airport Trends

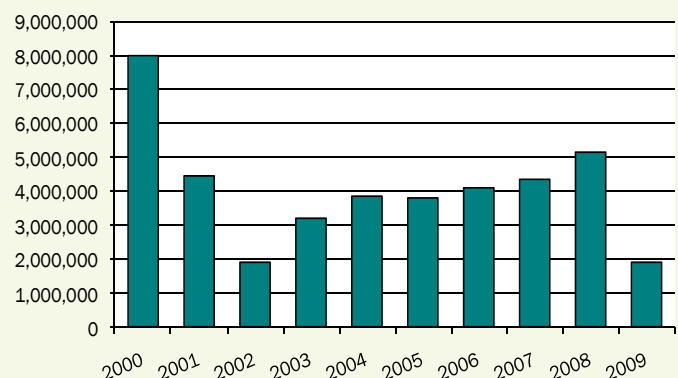
Total passenger counts at Washington Dulles International Airport decreased 2.8% in 2009, totaling 23,213,341. However, International passengers grew 1% to 6,246,415.



Source: Metropolitan Washington Airports Authority

Nonresidential Development Trends

Nonresidential square footage permitted declined to 1.9 million in 2009, an expected reduction due to economic conditions.



Source: Loudoun Building & Development. Compiled by: Loudoun Economic Development

Employment Notes

In the second quarter of 2010, Loudoun's employment base grew by 3 percent over the same period a year ago. This represents 3,425 new jobs in the county. The Professional and Technical Services sector remains healthy with a record-high 15,513 jobs. Meanwhile, unemployment in the county remains low relative to the rest of the U.S. at 4.4 percent.

Unemployment Rate (October 2010)

		Annual Chg
Loudoun County	4.4	-2%
Northern Virginia	4.8	2%
Virginia	6.8	3%
United States	9.6	-6%

Source: Virginia Employment Commission

Labor Force (October 2010)

	Labor Force	Annual Chg
Loudoun County	176,371	5%
Northern Virginia	1,492,395	3%
Virginia	4,173,484	1%
United States	153,904,000	0%

Source: Virginia Employment Commission

At Place Employment (2nd Quarter 2010)

Industrial Classification	Employees	Annual Chg	Establishments	Annual Chg
Ag, Forestry, Fishing & Hunting	424	-3%	81	-3%
Mining	152	-16%	5	-17%
Utilities	85	0%	4	0%
Construction	14,289	10%	836	-5%
Manufacturing	4,426	1%	183	-3%
Wholesale Trade	2,900	-8%	387	-6%
Retail Trade	16,210	4%	842	-3%
Transportation and Warehousing	9,264	0%	308	7%
Information	6,992	-11%	241	-4%
Finance and Insurance	2,589	-2%	332	-2%
Real Estate and Rental and Leasing	1,748	10%	317	-2%
Professional and Technical Services	15,513	2%	2,302	2%
Mgt of Companies and Enterprises	1,173	8%	67	8%
Administrative and Waste Services	7,704	6%	531	1%
Educational Services	1,905	3%	160	13%
Health Care and Social Assistance	9,133	6%	780	11%
Arts, Entertainment, and Recreation	2,172	13%	106	-5%
Accommodation and Food Services	11,167	3%	523	3%
Other Services, Ex. Public Admin	4,313	9%	825	4%
Federal	4,387	1%	47	-2%
State	963	2%	21	0%
Local	16,088	1%	216	-4%
Total	133,605	3%	9,115	1%

Source: Virginia Employment Commission

Nonresidential Construction (November 2010)

	Stock (2009)	Sq Ft Permitted	Annual Chg
Office	16,525,358	0	NA
Flex/Industrial	22,839,043	30,582	-36%
Retail	14,281,422	60,442	105%
Mixed-Use	358,465	0	NA
Other	22,562,180	31,098	NA
Total	76,566,468	122,122	58%
Taxable	N/A	91,344	18%
Non-taxable	N/A	30,778	NA
Route 28	N/A	30,902	NA

Source: Loudoun County Dept of Building & Development, Dept of Economic Development

Nonresidential Notes

The cumulative amount of nonresidential square footage permitted YTD** is 1,551,603, an 18 percent decrease over the same period last year.

**YTD is Year to Date (Jan-Nov)

Vacancy Rates (3rd Qtr 2010)

	Rate	Annual Chg
Total	15%	-10%
Office	16%	-6%
Flex	16%	-16%
Industrial	12%	-9%

Source: CoStar

Residential Development

	Single-family Detached		Single-family Attached		Multi-Family		Total	
	Units	Annual Chg	Units	Annual Chg	Units	Annual Chg	Units	Annual Chg
Inventory (2009)	58,367	3%	32,144	5%	18,059	7%	108,570	4%
Building Permits Issued (Nov 10)	81	27%	74	95%	0	-100%	155	-4%
Homes Sold (Sept 10)	253	6%	187	4%	65	35%	505	8%
Avg Sale Price (Sept 10)	\$541,352	7%	\$352,693	4%	\$249,698	28%	\$433,952	6%

Sources: Loudoun County Dept of Building & Development, Dept of Management & Financial Services

Residential Notes

The cumulative number of residential permits YTD** is 1,911, a four percent decrease compared to the same period last year.

**YTD is Year to Date (Jan-Nov)

*Note: Annual Change is percent change from current period to the same time period (month or quarter) in the previous year. ✧ N/A is Not Available. ✧ na is not applicable, divided by zero.